001.0	0004	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	789,600	/	789,600
USE VALUE:	789,600	/	789,600
ASSESSED:	789,600	/	789,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-20A	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENTI STEPHEN L/ TRUSTEE
Owner 2:	JEAN P VENTI IRREVOCABLE TR
Owner 3:	
Street 1:	20 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENTI STEPHEN L&PAUL W&NANCY J -
Owner 2:	TRUSTEES/LAFAYETTE ST TRUST -
Street 1:	20 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,183 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1962, having primarily Wood Shingle Exterior and 1792 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5183.000	329,200		460,400	789,600
Total Card	0.119	329,200		460,400	789,600
Total Parcel	0.119	329,200		460,400	789,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.63 | /Parcel: 440.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	1269
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!124!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0004-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	329,200	0	5,183.	460,400	789,600	789,600	Year End Roll	12/18/2019
2019	104	FV	300,600	0	5,183.	489,200	789,800	789,800	Year End Roll	1/3/2019
2018	104	FV	300,600	0	5,183.	356,800	657,400	657,400	Year End Roll	12/20/2017
2017	104	FV	282,600	0	5,183.	310,800	593,400	593,400	Year End Roll	1/3/2017
2016	104	FV	282,600	0	5,183.	264,700	547,300	547,300	Year End	1/4/2016
2015	104	FV	239,200	0	5,183.	259,000	498,200	498,200	Year End Roll	12/11/2014
2014	104	FV	239,200	0	5,183.	212,900	452,100	452,100	Year End Roll	12/16/2013
2013	104	FV	248,200	0	5,183.	202,600	450,800	450,800		12/13/2012

PRINT

Date	Time
12/10/20	15:59:49

LAST REV

Date	Time
10/27/17	07:52:49
ekelly	
124	

USER DEFINED

Prior Id # 1:	1269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENTI STEPHEN L	1422-137		9/5/2012	Convenience	1	No	No		
VENTI JEAN	1215-132		12/16/1999	Family	100	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2016	1409	Re-Roof	5,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
9/21/1999	Meas/Inspect	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5183		Sq. Ft.	Site		0	80.	1.11	1									460,391						460,400	

Total AC/HA:	0.11899	Total SF/SM:	5183	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	460,391	Spl Credit		Total:	460,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23593748
Const Adj.:	0.99989998
Adj $ / SQ:	173.014
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477112
Depreciation:	147905
Depreciated Total:	329208

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

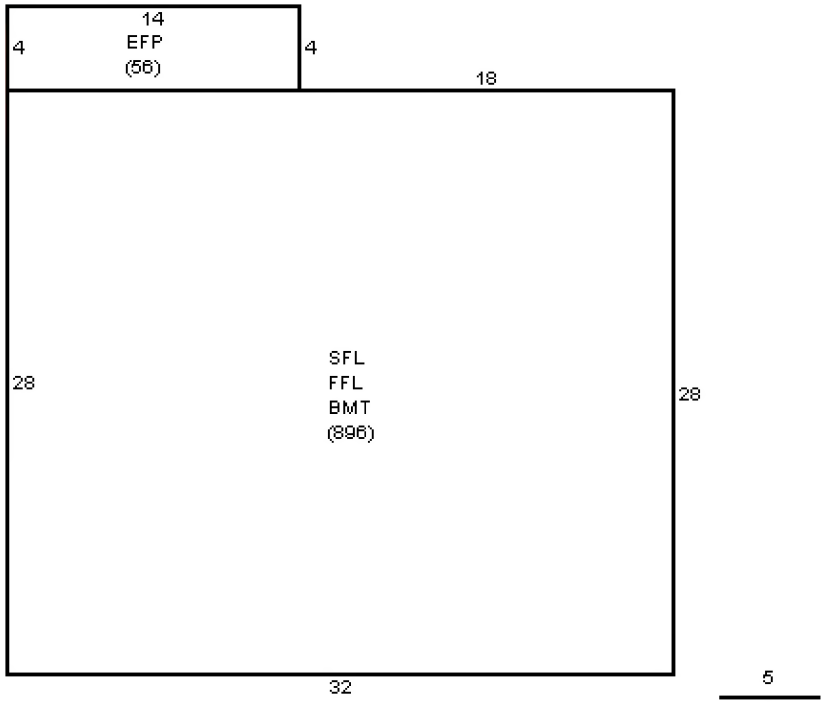
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.01
Special Features:	0	Val/Su Net:	119.97
Final Total:	329200	Val/Su SzAd	183.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	51.900	46,506
FFL	First Floor	896	173.010	155,021
SFL	Second Floor	896	173.010	155,021
EFP	Enclos Porch	56	72.590	4,065

Net Sketched Area:	2,744			Total:	360,612
Size Ad	1792	Gross Are	2744	FinArea	1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	